

LAWSON.



5/41 Accolade Avenue MORISSET NSW

2 

5/41 Accolade Avenue is a brand new, boutique industrial unit located in the heart of Morisset's Industrial & Business Centre. This property is designed for a range of low-impact industrial activities, including e-commerce, research and technology, service industries, and storage.

Price : \$ 585,000
Building Size : 146 sqm
Land Size : 146 sqm
View : <https://www.lawsonre.com.au/8473350>

Key Features

- * Modern functional design
- * Low-impact industry zoning
- * Single, high auto-roller door access with an additional glass entry door
- * Onsite parking
- * Double-glazed windows and entry door
- * Kitchenette with an up-spec stone benchtop
- * Accessible-compliant bathroom with a shower
- * LED lighting
- * NBN and 3-phase power are available

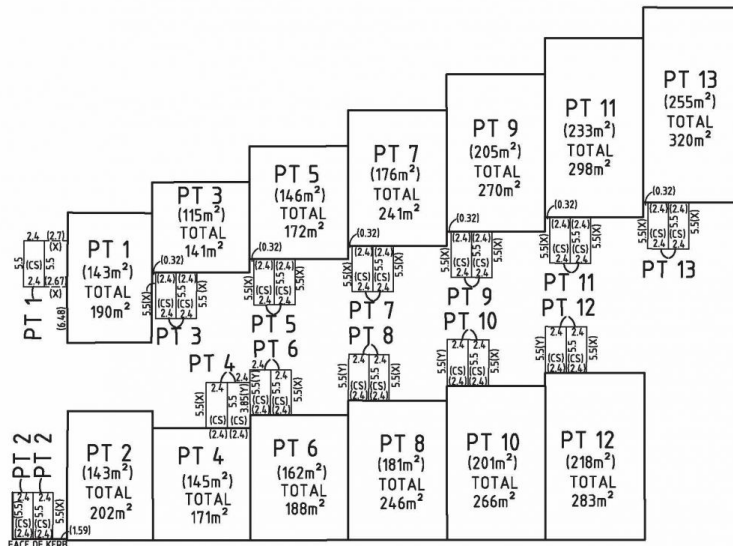


Ben Lawson
0412 552 024

<https://www.lawsonre.com.au>
Ph. 02 4973 3111

11/43 Accolade Ave, Morisset
02 4973 3111

FLOOR PLAN - GROUND LEVEL



NOTE:

1. (CS) DENOTES CAR PARKING (EACH 13m²)
2. (X) DENOTES PERPENDICULAR TO FACE OF STRUCTURE
3. (I) DENOTES INTERNAL FACE OF STRUCTURE PRODUCED
4. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY.
5. ANY COMMON SERVICE LINES ARE COMMON PROPERTY.
6. ALL RETAINING WALLS ARE COMMON PROPERTY
7. THE STRATUM OF EACH CAR PARKING SPACE IS LIMITED FROM THEIR UPPER CONCRETE SURFACE TO 5 METRES ABOVE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT
8. MEASUREMENTS OF FLOOR PLAN SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREA FOR OTHER PURPOSES.

Handwritten signature or initials.

<p>SURVEYOR Name: JOSEPH KENNETH HOLT Date: 06/05/2025 Reference: B2396SP</p>	<p>PLAN OF SUBDIVISION OF LOT 610 IN DP1269060</p>	<p>L.G.A.: LAKE MACQUARIE Locality: MORISSET Reduction Ratio: 1:400 Lengths are in metres</p>	<p>Registered</p>	<p>SP</p>
---	--	--	-------------------	-----------